

32-61-6

## Warranty Deed

TRANSFER  
TAX  
PAID

008392

**KNOW ALL MEN BY THESE PRESENTS,** that Firstmark Corp. a corporation organized and existing under the laws of the State of Maine and whose address is 222 Kennedy Memorial Drive, Waterville, County of Kennebec, State of Maine

in consideration of one dollar and other valuable consideration

paid by Brian M. Bernatchez whose mailing address is P. O. Box 905, Belgrade Lakes, County of Kennebec, State of Maine

the receipt whereof it does hereby acknowledge, does hereby give, grant bargain, sell and convey unto the said Brian M. Bernatchez, his heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine more particularly bounded and described as follows, to wit:

The Unit known and designated as Unit 21 in RIDGEWOOD COMMONS CONDOMINIUM located in said Waterville as shown on the Condominium Plat at A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986, in Kennebec County Registry of Deeds, Plan File No. E-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in said Registry, Book 2919, Page 320, as amended by Amendments dated June 30, 1986, and September 4, 1986, recorded in said Registry, Book 2996, Page 275 and Book 3018, Page 195, respectively, which are incorporated by reference herein. The aforesaid plat is Exhibit C to the Declaration Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry, Plan Files E-86180 and E-86182.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions,

agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

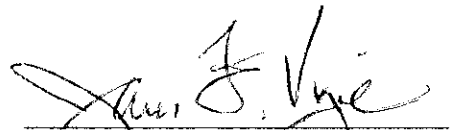
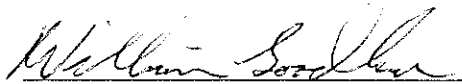
Being the same premises as conveyed to Firstmark Corp., by warranty deed of Richard J. Ouellette and Velma M. Ouellette dated March 25, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3888, Page 267. Also being the same premises as conveyed to Richard J. Ouellette and Velma M. Ouellette by warranty deed of Margaret M. Williams dated October 11, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3442, Page 99.

**To Have and to hold**, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Brian M. Bernatchez, his heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **COVENANT** with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **WARRANT AND DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said Firstmark Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James F. Vigue, its President thereunto duly authorized, this 6<sup>th</sup> day of the month of May, A.D. 1991.

Signed and Delivered in  
the presence of

  
Firstmark Corp.  
by James F. Vigue, Pres.

State of Maine

County of Kennebec

ss.

May 6, 1991

Then personally appeared the above named James F. Vigue, President, of said Firstmark Corp., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,



Notary Public

LAURIE L. GARRISON

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES MARCH 30, 1996

RECEIVED KENNEBEC SS.

1991 MAY -7 PM 12:51

ATTEST:   
REGISTER OF DEEDS